

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, April 25, 1972, in the Council Chamber, at approximately 9:30 a.m.

PRESENT

His Worship the Mayor
Alderman Bird, Broome, Linnell, Rankin,
Sweeney and Wilson

ABSENT

Alderman Adams
Alderman Calder
Alderman Hardwick (leave of absence)
Alderman Phillips

CLERK TO THE COUNCIL

R. Thompson

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

His Worship acknowledged the presence in the Council Chamber of a group from the "Women in Training" organization accompanied by Miss Kay Wilson.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,

THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated April 18, 1972, be adopted.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,

THAT the Minutes of the Special Council meeting (Court of Revision), dated April 20, 1972, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,

THAT the Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

His Worship the Mayor introduced the Hon. W. N. Chant, Provincial Minister of Public Works, who was present to assist Council in viewing the plans for development of the British Columbia Centre on blocks 51 and 61. His Worship suggested the Council recess to No. 1 Committee Room to view the model and receive information.

The Council recessed accordingly.

The Council reconvened in the No. 1 Committee Room, with the same personnel present, with the addition of Alderman Calder and Alderman Phillips.

REPORT REFERENCE

British Columbia Centre

The Hon. W. N. Chant referred generally to the British Columbia Centre development and advised that members of the firm of architects would proceed to explain various aspects to the Council. This explanation followed and included the use of slides.

After a question and answer period, His Worship declared a recess at approximately 10:45 a.m.

三一七

Following a short 'In Camera' meeting, the Council reconvened in the Council Chamber at approximately 11:05 a.m. to continue with the regular Council business, His Worship the Mayor in the Chair.

— 1 —

UNFINISHED BUSINESS

It was agreed to defer the following matters pending the hearing of delegations later this day: (see page 15)

- (a) Journey Home Study:
Safety of Hospital Employees
 - (b) Sale of Land on Bruce Street to
Mennonite Senior Citizens' Society

(At this point the Deputy Mayor assumed the Chair to relieve His Worship to attend to other business.)

COMMUNICATIONS OR PETITIONS

1. Commencement of new Federal Building:
Block 56

A communication was noted from the Federal Minister of Public Works in reply to a letter from the City of March 9th, expressing concern respecting possible delay in construction of a major office building on Block 56. The Minister states it is expected work will commence after several minor planning delays have been resolved. However, since the No. 1 Firehall will not be vacated before the summer of 1973, it is not likely full development can be undertaken in the meantime.

MOVED by Ald. Bird,
THAT this communication be received for information.

- CARRIED

2. CBC Development: Block 57

MOVED by Ald. Broome,

THAT His Worship the Mayor be requested to communicate with the Director of the Canadian Broadcasting Corporation and request information respecting progress of development of the new CBC headquarters on Block 57.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

3. Staffing, etc.

Department of Welfare and Rehabilitation

The Council noted a brief by an Ad Hoc Action Committee on Public Welfare and the request to appear before Council in connection with staffing, etc. in respect of the Department of Welfare and Rehabilitation.

MOVED by Ald. Phillips,

THAT this group be heard at the next convenient meeting of Council.

(amended)

MOVED by Ald. Bird, in amendment,

THAT the following words be substituted for the words 'at the next convenient meeting of Council' --

'when the Board of Administration report on staffing is before Council'.

- CARRIED

The motion as amended and reading as follows, was put and CARRIED:

"THAT this group be heard when the Board of Administration report on staffing is before Council".

4. Downtown Vancouver Transportation Concepts Report

The Council received from the Greater Vancouver Regional District, by letter dated April 21, 1972, a report on Downtown Vancouver Transportation Concepts.

MOVED by Ald. Wilson,

THAT this report be referred to the Board of Administration for report to Council, while sitting as a Transportation Committee.

- CARRIED

5. Vacant House:

1386 Burrard Street

A communication was noted from His Worship the Mayor drawing attention to the dilapidated condition of a vacant house at 1386 Burrard Street. His Worship proposed that the Corporation Counsel draft an appropriate resolution, under Section 324A of the Charter, for consideration at the next Council meeting, to require the owner to remove or demolish this building. The owner is to be given an opportunity of being heard by Council if he so wishes after service of notice from Council.

MOVED by Ald. Bird,

THAT the Corporation Counsel be instructed accordingly.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. Board of Administration
GENERAL REPORT, April 21, 1972

WORKS AND UTILITY MATTERS

**Downtown Bus Service:
Downtown Business Association (Clause 3)**

After consideration of this clause respecting a communication from the Downtown Business Association re downtown bus service, it was,

MOVED by Ald. Wilson,

THAT the whole matter be referred to the Standing Committee on Transportation.

- CARRIED

**Disposal of Un-Usable Items by
Salvation Army and St. Vincent de Paul
(Clause 4)**

Consideration was given to the requests of the Salvation Army and St. Vincent de Paul Salvage Bureau requesting free disposal be granted to these organizations of un-usable items which they collect while receiving donations from the general public. After further study of this clause, it was,

MOVED by Ald. Broome,

THAT the requests of these organization for free disposal of their un-usable items, as referred to in their communication dated March 15, 1972, be approved, provided these groups do not assume garbage and disposal activities on a commercial basis.

- LOST
(not having received
the required majority)

Balance of Works and Utility Matters

MOVED by Ald. Bird,

MOVED by MR. BIRD,
THAT Clauses 1, 2 and 5 of the report of the Board of Admin-
istration (Works and Utility matters), dated April 21, 1972, be
adopted.

- CARRIED

BUILDING AND PLANNING MATTERS

Jericho Beach Property

MOVED by Ald. Bird,

THAT the report of the Board of Administration (Building and Planning matters), dated April 21, 1972, be adopted.

- CARRIED

(Alderman Phillips made a progress report to Council respecting a 38-acre parcel of Jericho, advising a meeting will take place in the near future between a committee of certain citizens, a Park Board representative and Alderman Phillips, with the Minister of National Defence, the Hon. Edgar J. Benson. It is proposed to request the Government lease this acreage to the City).

Regular Council, April 25, 1972 5

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

FIRE AND TRAFFIC MATTERS

Policy re Parade Applications

MOVED by Ald. Broome,

THAT the report of the Board of Administration (Fire and Traffic matters), dated April 21, 1972, be adopted.

- CARRIED

MOVED by Ald. Rankin, in amendment,

THAT the following words be added to the motion of Alderman Broome:

'after change in recommendation 2, from two weeks to one week in respect of making applications'.

- LOST

(The motion of Alderman Broome was put and carried).

FINANCE MATTERS

North Fraser Harbour Commissioners:
1971 Audited Statements (Clause 1)

MOVED by Ald. Bird,

THAT this clause be received for information and the Council re-affirm its former resolution as follows:

"THAT the North Fraser Harbour Commissioners be advised the Vancouver City Council expects any surpluses on hand at the time that body is replaced by some other authority, to be distributed to the three municipalities as provided for in the North Fraser Harbour Commissioners' Act".

- CARRIED

Effect of the 10% Assessment Increase Restriction
on the Assessment Roll for School Purposes - 1972
(Clause 2)

MOVED by Ald. Phillips,

THAT the table of percentages contained in the report of the Director of Finance and Assessment Commissioner, as submitted by the Board of Administration in this clause, under the headings 'increase or decrease', particularly as shown in Table 5, be restated in terms of dollars;

FURTHER THAT the Council reiterate its former position on this matter to the appropriate Provincial authorities who were previously advised, and to the Provincial Assessment Commissioner, and furnish a copy of this latest information as supplied by the Board of Administration, after being changed as instructed;

AND FURTHER THAT this action of Council, and amended report, be furnished to the Vancouver Members of the Legislative Assembly and the U.B.C.M. requesting the latter organization furnish a copy of the material to its member municipalities.

- CARRIED

Regular Council, April 25, 1972 6

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

FINANCE MATTERS (cont'd)

Delta Symphony Society:
Grant (Clause 3)

After considering the request from the Delta Symphony Society referred to in this clause, action was not taken to approve.

Canadian Seed Trade Association:
Civic Luncheon (Clause 5)

The Council considered the request from the Canadian Seed Trade Association that the City sponsor a banquet in regard to the Annual Convention of the Association to be held in Vancouver June 4 - 6, 1972.

After due consideration the Council did not take action to approve the request.

Community Music School:)
Appeal re Grant Request)
(Clause 6))
B.C. Inter-Project Housing)
Council: Grant (Clause 7))

It was agreed to defer consideration of Clauses 6 and 7 of the report of the Board of Administration (Finance matters), dated April 21, 1972, pending the hearing of delegations as requested.

New Position in the Civic Development
Division: Department of Planning and
Civic Development (Clause 4)

MOVED by Ald. Bird,

THAT Clause 4 of the report of the Board of Administration (Finance matters), dated April 21, 1972, be adopted.

- CARRIED

B. Property Matters
April 21, 1972

MOVED by Ald. Calder,

THAT the report of the Board of Administration (Property matters), dated April 21, 1972, be adopted.

- CARRIED

At this point His Worship the Mayor assumed the Chair.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

C. Housing for People of Low Income

The Board of Administration, under date of April 21, 1972, submitted the following report:

'The Director of Planning and Civic Development and the Director of Finance have reported as follows:

"The attached letter dated March 15, 1972 from Mayor M. S. Evers, Chairman of the Housing Committee of the Greater Vancouver Regional District to the City Clerk, has been referred for report. The letter deals with various matters contained in the report of the Board of Administration of February 10, 1972 which was referred by Council on February 22, 1972 to the Standing Committee on Planning and Development for further consideration, together with representatives of the Regional District and City officials. The comments which follow are submitted for the assistance of the Standing Committee. They relate to the numbered sections and recommendations of the above-mentioned report.

SECTION II - PUBLIC HOUSING AS A FUNCTION OF THE GREATER VANCOUVER REGIONAL DISTRICT

SECTION III - COMMENTS OF THE DIRECTOR OF FINANCE

The letter from Mayor Evers includes the following sentence with reference to municipal tax exemption on senior citizen projects:

'There will, however, be no reimbursement, either to the City of Vancouver or other Municipalities, for municipal tax exemption on Senior Citizen projects which under the provisions of the Municipal Act are tax exempt.'

The Board of Administration's report, in Section II.1 and Section III, noted that in addition to presently sharing in the operating losses on public housing, the City was, through tax exemption to private senior citizens' housing projects, foregoing municipal taxes estimated at approximately \$330,000. It suggested that this burden, together with further amounts which the City might forego through tax exemption, should be equitably distributed through all taxpayers in the Regional District.

The City should continue to put this point forward in any discussions of the equitable inter-municipal sharing of the costs of meeting the housing needs of senior citizens, as it is a distinct cost to the taxpayers of Vancouver.

SECTION IV - RECOMMENDATIONS

Recommendation 1 - Housing called for by Resolutions of Council

Subsection (3) of this recommendation, recommended that the Director of Planning and Civic Development retain responsibility for advancing other proposed public housing projects within the City to the stage appropriate for their transfer to the Greater Vancouver Regional District. In this regard, the letter from Mayor Evers calls for the Regional District's Director of Housing to be involved henceforth.

Council on March 21, 1972 approved recommendations contained in Clause 1 of the report of the Board of Administration (Building and Planning Matters of March 17, 1972) including:

- '(b) THAT the City request the Greater Vancouver Regional District to assume the rights, obligations and liabilities of the two approved projects.'

cont'd...

Regular Council, April 25, 1972 8

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)Housing for People of Low Income (cont'd)

The two approved projects are:

FP 18 (Champlain Heights), now under construction
FP 19 (Oppenheimer Lodge), plans approved; at tender stage.

If official response to this request from the Greater Vancouver Regional District has not been received by the date of the meeting with representatives of the Regional District, it is suggested that the Standing Committee seek information at the meeting.

Recommendation 2 - Disposal of Small, Dispersed Sites

Under this recommendation, the report noted that an examination of scattered City-owned lands was proceeding and that information on sites revealed by this examination as being suitable for public housing, should be passed to the Greater Vancouver Regional District. Although the City may continue to create sites by acquisition of privately-owned lands adjacent to City-owned lands, for sale for various kinds of housing, it was emphasized in Sub-section (a) that such acquisition of privately-owned lands for public housing which might involve expropriation and relocation of residents, should only be undertaken after the Regional District had agreed to accept the resulting public housing.

The Committee may wish to discuss further with the Chairman of the Regional District's Housing Committee and the Director of Housing, the procedure the Regional District contemplates using to assemble land by the purchase of privately-owned sites. At this time, it is not known for certain whether the District is considering acquiring sites or housing through its own resources, through agents or by some other method.

Recommendation 4 - Purchase or Leasing of Units in Private Developments

The report noted that leasing of units in private developments does not increase the total housing stock. This method may be considered as a relatively small component of a total housing program. It is assumed that the Regional District will be discussing with the Province the feasibility of this arrangement having regard to the Federal requirement that its share of the subsidy not exceed 50% and it is suggested therefore that the City not take separate action on this matter.

SECTION V - FOR CONSIDERATION

This section of the report noted that to achieve land costs acceptable to the Senior Governments it might be necessary for land and housing to be sold at less than their cost of purchase and assembly using the \$1,000,000 revolving low-cost housing fund to absorb the loss. The report did not suggest that this was either reasonable or desirable. However, judging from Mayor Evers letter, the Regional District's Housing Committee appears to have taken this as a positive suggestion and the Committee's support can be ascribed to the fact that this would save the other municipalities money.

Any subsidy of any kind, related to public housing, should be shared on a Regional basis.

Of even deeper significance is that the Senior Governments' (particularly the Provinces') refusal to pay the actual costs of purchase and assembly in a high cost area (i.e. Vancouver) is merely their means of trying to pass an even greater share of the public sector loss on housing for people of low income on to the municipalities.

cont'd.....

Regular Council, April 25, 1972 9

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Housing for People of Low Income (cont'd)

If costs are too high in Vancouver, then Vancouver taxpayers should not be required to subsidize that cost in order to provide public housing, and in point of fact neither should the taxpayers of the Region as a whole. The public housing should be built in the lower cost areas where no additional local subsidy would be required.

The expressed purpose of the City's \$1,000,000 revolving fund is for financing purposes for site assembly (and construction if needed). While Council can certainly vary this purpose they should do so cautiously, in order to avoid the situation of Vancouver taxpayers absorbing a double subsidy.

Council has already rejected the concept of the double subsidy when they agreed to sell Site 17 in Champlain Heights for private development, after the Provincial Government insisted on sale of the land at below market value for public housing.

The Standing Committee on Planning and Development may wish to re-confirm their position on this so that the City's position is clear to the Regional District's Housing Committee."

Your Board SUBMITS the report of the Director of Planning and Civic Development and Director of Finance and recommends that it be referred for the consideration of the Standing Committee on Planning and Development.

(Attachment on file in City Clerk's Office)

MOVED by Ald. Phillips,
THAT the foregoing report be referred to the Standing Committee on Planning and Development for consideration.

- CARRIED

MOVED by Ald. Broome.

MOVED by Mr. Brown,
THAT His Worship the Mayor be requested to forward an appropriate letter to the Chairman of the Greater Vancouver Regional District enclosing a copy of this report and pointing out:

- (a) the City's understanding with regard to representation from the City Planning Department on the Regional District's Housing Committee,
 - (b) the understanding between the City and the District that with the District assuming responsibility for housing, the District would absorb the loss in tax revenue.

- CARRIED

D. Safeway Store:
William and Nanaimo Streets

The Board of Administration, under date of April 17, 1972, submitted the following report:

• The Director of Planning and Civic Development reports as follows:

"This report deals with questions asked in Council in November 1971, regarding this Canada Safeway retail store being operated as a 'Disco Store operation' AND a Development Permit Application filed by Canada Safeway Ltd. to enlarge the existing off-street parking facilities for the same development.

cont'd

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Safeway Store:
William and Nanaimo Streets (cont'd)

Location:

The existing Safeway store is located at 1260 Nanaimo Street on the east side of Nanaimo Street between William and Charles Street. The site is zoned as a C-2 Commercial District.

An ancillary off-street parking area is developed on the adjacent westerly site within the area south of William Street; west of Kamloops Street; north of the east-west lane north of Charles Street. The off-street parking area is zoned as an RS-1 One Family Dwelling District.

The balance of the block, being an area comprising 6 lots is located north of Charles Street; east of Kamloops Street and south of the east-west lane south of the off-street parking area. This area is also zoned as an RS-1 One Family Dwelling District. This is the proposed new off-street parking area referred to later in this report.

History:

A Development Permit was issued in 1960 for the retail store for Canada Safeway Ltd., as now existing within the C-2 Commercial District. Concurrently a separate Development Permit was issued to permit an ancillary public parking area in the RS-1 One Family Dwelling District area south of William Street.

With approval of the Board of Variance the originally required 24' landscaped setback area to the off-street parking area from the south side of William Street was reduced to 11'.

Following complaints from surrounding property owners, regarding the parking area etc. City Council in March 1971, resolved:

'That the City communicate with Canada Safeway Ltd., with a view to allowing additional parking space and a reduction of the 24' setback on Kamloops Street to 11'. Further that it be suggested to the Company that an application be made by them to Board of Variance in accordance therewith and the Company be asked to carry out the same landscaping on Kamloops Street as is the case on William Street in respect to the setback areas.'

On an appeal by Canada Safeway Ltd. the Board of Variance in July 1971, approved the landscaping front yard on Kamloops Street being reduced from 24' to 11'. Canada Safeway did not however, act at that time on the approval as granted and the validity of that appeal has expired.

Enquiry re Safeway Store - City Council November 23, 1971:

The following is an extract from the minutes of the City Council meeting of November 23, 1971, together with the requested reports.

'Alderman Rankin referred to the situation existing as a result of the operation of a Safeway Store now turned into a disco operation at Williams and Nanaimo Streets. The Alderman requested, and His Worship the Mayor so instructed, that a report be received on the following:'

'(a) Is a Disco Store operation classed as a neighbourhood store operation under relevant By-laws?'

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)Safeway Store:
William and Nanaimo Streets (cont'd)REPORT

The Safeway retail store site is zoned as a C-2 Commercial District. The C-2 District Schedule provides as an 'outright use' for 'retail stores, business or undertaking catering for the day-to-day needs of residents of several neighbourhoods and comprising a large district of the City.'

There is not considered to be any difference as to retailing between the operation of this Safeway store as a conventional retail store or as a 'Disco' type retail store.

Several Canada Safeway 'Disco' type stores exist in the Commercial Zoning in the suburban areas of the City of Vancouver. The Safeway 'Disco' store development is not considered to be a 'wholesale' business.

For comparison Council will be aware that the type of retail store permitted by the Zoning and Development By-law in a C-1 Commercial District is limited to a 'retail store, catering for the day-to-day needs of residents of the local neighbourhood.'

'(b) What is the situation re the Company proposal to demolish five neighbourhood houses to provide additional parking?'

REPORT

A request to demolish existing houses and provide additional parking forms part of this present report to City Council.

'(c) What is the parking situation on the adjacent streets, and what has been planned to improve street parking?'

REPORT

While there is on-street parking in the immediate surrounding vicinity by persons using the retail store; 'resident parking only' signs have now been installed on certain residential streets. These parking restrictions together with the proposed enlarged off-street parking area which provides an increase of 73 cars for a total number of 168 off-street parking spaces should considerably reduce the on-street parking by store users in the immediate vicinity.

'(d) What are the plans in regard to moving the store back from Nanaimo Street to Kamloops Street?'

REPORT

This department is not aware of any proposals to relocate the store building which would necessitate rezoning procedures regarding rezoning of the existing RS-1 One Family Dwelling District portion of the site and any approval would be subject to consideration by Council at a Public Hearing.

Enlargement of Off-street Parking area:

Canada Safeway in January 1972, filed Development Permit Application No. 58087 to use the remainder of the property in the Block i.e. 6 lots north of Charles Street to enlarge the off-street parking area ancillary to the existing retail store.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)Safeway Store:
William and Nanaimo Streets (cont'd)

Canada Safeway Ltd. would also seek to close and acquire the existing East-West City lane within the block so that the existing and proposed off-street parking area would be consolidated into one parcel. The existing north/south City lane separating the store from the parking lots would remain.

The Technical Planning Board when considering this Development Permit Application notified 29 neighbouring property owners. Received in reply was one letter of support; one letter of objection; as well as a petition containing 13 signatures objecting to the proposed development.

The Technical Planning Board are of the opinion that the Development Permit Application should be APPROVED as with the additional parking being provided on site, complaints regarding on-street parking problems caused by store users should reduce. The proposed enlarged off-street parking area with no vehicular crossings to Kamloops Street is considered to be an improvement within the area.

The Technical Planning Board would propose that any approval of the Development Permit Application would be subject to certain conditions; which would include requirements that prior to the issuance of the Development Permit:

- (a) That the applicants first can and do get the approval at the Board of Variance for the relaxation of the required 24' landscaped setback to the off-street parking area to 11'.
- (b) Revised drawings be first submitted to the satisfaction of the Director of Planning clearly indicating details of the off-street parking area including surfacing, curbing, landscaping and screening.
- (c) Satisfactory arrangements first being made on report from the City Engineer for the closing and acquisition of the East-West City lane, with consolidation of the off-street parking areas into one site.

The Technical Planning Board however, requested that the Development Permit Application be first referred to City Council prior to the Technical Planning Board making a final decision."

RECOMMENDATION:

Your Board recommends that the Development Permit Application be approved in accordance with the recommendation of the Technical Planning Board.'

MOVED by Ald. Rankin,

THAT the Board of Administration arrange for the Zoning Planner to appear before Council in further explanation of this report, with particular reference to the size of the parking area;

FURTHER THAT the Council be advised at that time with respect to all of the 'Disco' stores now operating in the City and parking considerations in connection therewith;

AND FURTHER THAT a copy of this report be furnished to the Vancouver City Planning Commission for a report to Council.

- CARRIED

Regular Council, April 25, 1972 13

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

E. Uniform Building Code -
1970 National Building Code

The Board of Administration, under date of April 21, 1972, submitted the following report:

' Early in March 1972 a communication was received from the Minister of Municipal Affairs on the adoption of the 1970 National Building Code. The material sent by the Minister included:

- (a) a paper on the subject of standardization
- (b) a draft of Regulations pursuant to Section 719A of the Municipal Act
- (c) a draft of a proposed uniform municipal building by-law
- (d) a draft of a proposed code for plumbing services.

The Regulations apparently will be mandatory in all jurisdictions throughout the Province except in Vancouver. The draft Building By-law deals with administrative and enforcement matters, and to it may be added provisions which are of a purely local nature. Copies of the material received from the Minister are attached as Appendix 'A' and the Minister has asked for comments on his communication.

The City Building Inspector reports as follows:

"Council on January 27th, 1970, decided that the City Building Inspector should study the 1970 edition of the National Building Code with a view to its adoption as the Vancouver Building By-law. Attached as Appendix 'B' is a history of events related to this study.

The Regulations and draft By-law sent by the Minister of Municipal Affairs are closely parallel to the draft Building By-law circulated in August 1971 by the Board of the Greater Vancouver Regional District to all member municipalities of the Region, with one major exception. The Regional District draft By-law included a number of deletions and alterations to Part 9 of the National Building Code. These proposals relate to quality control matters such as wall and ceiling finishes in dwellings, offices, stores and industrial buildings, floor finish in dwellings, specifications for doors and windows, etc. It is not considered appropriate to attempt to control these features of a building by By-law. An extract from the Regional District's draft By-law dealing with these proposed alterations and deletions to Part 9 is shown as Appendix 'C'.

The Regional District Board in July 1971 received a report dated July 14th, 1971 from its Technical Sub-Committee on a Uniform Building By-law and instructed this Committee to prepare a draft By-law incorporating the proposals made in the report. The report, which is attached as Appendix 'D', gave reasons for proposed changes to Part 9 of the National Building Code as outlined in the preceding paragraph. At the same time, the Regional Board decided to get authority from the member municipalities to apply for Supplementary Letters Patent authorizing the District to adopt a Uniform Building By-law. The draft By-law prepared by the Technical Sub-Committee was circulated to the member municipalities and was reported on to Council on November 16th, 1971. On March 29th, 1972 the Regional District Board adopted a recommendation from the Technical Sub-Committee that the report of the same committee dated July 14th, 1971 (Appendix 'D') be sent to the Minister of Municipal Affairs as a comment on the Provincial Draft Building By-law. I am advised by Mr. Carlisle, Director of Finance & Administration for the Regional District, that this action has been taken.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

The Provincial draft Regulations and Building By-law is proposed as a document pursuant to the Municipal Act and hence the City is not bound to adopt it. It is felt highly desirable however that the City's proposed new By-law follow as closely as possible the Provincial draft. It is believed that a draft Building By-law for Vancouver can be ready for presentation to Council by the end of May.

I recommend

- (1) That the City advise the Minister of Municipal Affairs that it supports the comments made by the Greater Vancouver Regional District on the Provincial draft Regulations and Building By-law.
 - (2) That the Corporation Counsel and City Building Inspector prepare a draft Building By-law following as closely as possible the approved draft by the Regional District and as submitted by them to the Province.
 - (3) That the General Purposes Committee consider this draft Building By-law when it is presented along with any comments from the Minister and/or the Regional District.
 - (4) That Council consider increased staff requirements resulting from adoption of the National Building Code. This matter is referred to briefly on the last two pages of Appendix 'D'."

Your Board RECOMMENDS that the recommendations of the City Building Inspector be adopted.'

(Attachments on file in City Clerk's Office)

MOVED by Ald. Wilson,
THAT the foregoing recommendation of the Board of Administration be adopted and a copy of this report furnished to the Vancouver City Planning Commission.

CARRIED

MOTIONS

1. National Board of Directors Meeting:
Canadian Federation of Mayors and
Municipalities

MOVED by Ald. Bird.

MOVED by Ald. Bird,
THAT Alderman Wilson be authorized to attend the forthcoming National Board of Directors meeting of the Canadian Federation of Mayors and Municipalities to be held in Ottawa on April 27, 1972.

- CARRIED

—

The Council recessed at 12:00 noon to reconvene at 2:00 p.m.

The Council, still in Committee of the Whole, reconvened in the Council Chamber at approximately 2:00 p.m., His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor
Aldermen Bird, Broome, Calder, Linnell, Phillips,
Rankin, Sweeney and Wilson

ABSENT: Alderman Adams
 Alderman Hardwick (Leave of Absence)

DELEGATIONS AND UNFINISHED BUSINESS

Journey Home Study - Safety of Hospital Employees

Council considered the Board of Administration report of April 7, 1972, setting out a report of the City Engineer in respect of a 'Journey Home Study' and safety of hospital employees, travelling to and from work during hours of darkness.

In this regard, a representative of the Registered Nurses' Association appeared, stressing their particular concerns.

MOVED by Alderman Bird.

THAT Clause 1 of the Board of Administration report (Fire and Traffic Matters), of April 7, 1972, be adopted.

HOWEVER, the matter be referred to the Board of Police Commissioners for discussion with the Chief Constable, with particular reference to police supervision during nurses' shift changes.

= CARRIED.

Sale of Land on Bruce Street
to Mennonite Senior Citizens' Society

The delegation not appearing, future arrangements will be made.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

- F. Report of Standing Committee
on Health and Welfare -
April 20, 1972

MOVED by Alderman Linnell,

THAT Clauses 1 and 2 of the report of the Standing Committee on Health and Welfare, dated April 20, 1972, be adopted; and Clause 3 be received for information.

- CARRIED -

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

- G. Report of Special Committee
re Illegal Suites - Hardship Cases
March 22, 1972

The Special Committee re Illegal Suites - Hardship Cases, submitted the following report, under date of March 22, 1972:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

- (a) The following applications recommended for approval by the sub-committee, be approved:

Mrs. Peggy Nijjar (tenant), 1335 East 64th Avenue
Mr. James Logan Fowlie (tenant), 4 West 28th Avenue
Marta Paavel (tenant), 2613 MacKenzie Street
Mrs. Ruth Wolstenholme (tenant), 2613 MacKenzie Street
Mr. Joseph Freelande (tenant), 2150 East Pender Street
Mr. Andrew John Munro (tenant), 2150 East Pender Street
Mr. John Brotherton (tenant), 2150 East Pender Street
Mr. Amrik Singh Gill (owner), 2846 East 14th Avenue
Miss Charlene Lennax (tenant), 2717 Franklin Street
Mrs. McDowell (tenant), 3630 Dundas Street
Mr. Guillermo Wong (tenant), 2504 East 1st Avenue
Miss Mabel Cameron (tenant), #212 - 1999 Nelson Street
Mrs. B.M. Kilpatrick (tenant), #411 - 1999 Nelson Street
Mr. George Aller (tenant), 999 West 13th Avenue

(b) the following applications be approved for six months from the date of this Resolution:

Mr. Robert H. White (tenant), 303 East 56th Avenue
Miss Shirley Patricia Balke (tenant), 4295 Sophia Street
Mr. Harjit Hans (owner), 502 East 16th Avenue
Mr. Frank Stewart (tenant), 2150 East Pender Street

(c) the following applications be not approved:

Mr. Robert Finnigan (tenant), 62 East 55th Avenue
Mr. Hugo Ehmann (owner), Suite 1B - 1916 Stephens Street
Janice Edith Klassen (tenant), 5751 Barles Road

(d) in respect to the above-mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

MOVED by Alderman Bird,

MOVED by Alderman Bird,
THAT the foregoing report of the Special Committee re
Illegal Suites - Hardship cases, dated March 22, 1972, and
containing Clauses (a) to (d), be approved.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

H. British Columbia Centre -
Blocks 51 and 61

The Board of Administration submitted a report of the Director of Planning and Civic Development, dated April 21, 1972, with regard to the British Columbia Centre development on Blocks 51 and 61.

Earlier this day, the Minister of Public Works, the Honourable W. N. Chant, the Deputy Minister, and representatives of the architects, appeared and explained various aspects of the proposal to Council.

Council noted the views of the Vancouver City Planning Commission, as registered in a communication dated April 21, 1972.

MOVED by Alderman Rankin,

THAT the Vancouver City Council request the Premier of British Columbia to ensure that the British Columbia Centre development proposals be submitted to the City for approval, in accordance with normal City procedures, as is the case with the Federal government in respect of its building developments in the City.

(Tabled)

MOVED by Alderman Linnell,

THAT the foregoing motion of Alderman Rankin be tabled.

- CARRIED.

MOVED by Alderman Broome,

THAT the Director of Planning and Civic Development be requested to coordinate the reactions of the different technical agencies, and report to Council as to the improvements which these different professional agencies feel should be made in the government project, and the reaction of the government architects to such proposals.

- CARRIED.

I. (i) 1972 Charter Amendments
and Other Legislation

The Board of Administration, under date of April 21, 1972, submitted the following report of the Corporation Counsel:

' The Corporation Counsel reports as follows:

"This year's application for Charter Amendments was considerably heavier than usual as it consisted not only of this year's requests but also included last year's which fell from last year's order paper.

All our requests were granted, although there were some amendments. These were as follows:

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)1972 Charter Amendments
and Other Legislation (cont'd)

- (1) The request to allow tenants and resident-electors to vote on money by-laws or on any questions necessitating the borrowing of money was amended to provide that this will occur only by a resolution of Council passed by a two-thirds majority, i.e. 8 votes. Such authority, when conferred, would remain in effect for all purposes until rescinded by a two-thirds majority, i.e., 8 votes.
- (2) The request to make both the owner and the occupier liable for noise emanating from property was amended. "Owner" was deleted. The only persons we can take action against are the person making the noise and/or the occupier.
- (3) Our request to make the owner of lodging houses responsible for Lodging House By-law infractions was amended so that it is in effect only the caretaker, not the owner, who is responsible.

Some of the more important requests in the Bill which were approved were:

1. Deposit for mayoralty candidates (\$300.00).
2. Hospital voting provisions.
3. Broadening the base for temporary investments.
4. Park Board indemnity (\$1,000.00 per annum).
5. Power to expropriate personal property in conjunction with real property.
6. Increasing the limit for fines for by-law infractions from \$100 to \$500.

"Other legislation affecting the City was as follows:

1. Statute Law Amendment Act

- (a) The City's obligation to maintain its poor and destitute has been clearly limited to amounts set by the Provincial Government under the appropriate Statutes. Council may exceed these limits, but to do so will require a two-thirds vote of all members (8 votes).
- (b) A limitation on increases in Mayoralty and Aldermanic indemnities was imposed, being an amount not in excess of a rate prescribed under the Revenue Act, unless a 2/3 approval of the owner-electors is obtained.
- (c) An enlargement of the powers of the License Inspector to suspend licenses, namely: to cover the problem of the sale of products harmful to children under 16 such as led to the glue-sniffing problem.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

1972 Charter Amendments and other Legislation (cont'd)

2. Municipalities Enabling and Validating Act

- (a) Provision was made to enable the Minister of Municipal Affairs to declare that City property, which is normally tax exempt, is subject to taxation when it is leased for housing purposes, thereby enabling lessees to apply for the Home Owner Grants.
 - (b) A further provision was made to allow time as a Member of Parliament to count as time served on Council.
 - (c) The City and Burnaby are now empowered to enter into agreements for the purpose of establishing, constructing and maintaining highways within or partially within either Municipality.
 - (d) Appropriate amendments have been made to authorize the extension of the West End Community Centre so as to be made up of a two-block site rather than a one-block site. The area now covers Barclay, Cardero, Haro and Denman Streets.

There was no legislation with respect to reinstating the City's position vis-a-vis hotel licensing, and the situation remains that no fee may be charged for a license for a hotel which has rooms that rent for more than \$4.00 per night."

YOUR BOARD submits the foregoing report of the Corporation Counsel for the information of Council.'

~~MOVED by Alderman Bird,~~

THAT the foregoing Board of Administration report be received for information.

- CARRIED.

**(ii) Money By-laws: Tenant
and Resident Electors**

MOVED by Alderman Bird,

THAT the Corporation Counsel be instructed to prepare the necessary resolution to permit the tenant electors and resident electors to vote on all money matters, excluding Local Improvements.

— CARRIED BY THE
REQUIRED MAJORITY.

COMMITTEE OF THE WHOLE

MOVED by Alderman Bird,
THAT the Committee of the Whole rise and report.

- CARRIED.

MOVED by Alderman Bird,
SECONDED by Alderman Wilson,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 2849,
BEING THE STREET AND TRAFFIC BY-LAW
(Parade Permits)

MOVED by Alderman Linnell,
SECONDED by Alderman Broome,
THAT leave be given to introduce a By-law to amend By-law
No. 2849, being the Street and Traffic By-law, and the By-law
be read a first time.

- CARRIED.

MOVED by Alderman Linnell,
SECONDED by Alderman Broome,
THAT the By-law be read a second time.

- CARRIED.

MOVED by Alderman Linnell,
SECONDED by Alderman Broome,
THAT Council do resolve itself into Committee of the Whole,
to consider and report on the By-law, His Worship the Mayor in
the Chair.

- CARRIED.

MOVED by Alderman Linnell,
SECONDED by Alderman Broome,
THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

MOVED by Alderman Linnell,
SECONDED by Alderman Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Linnell,
SECONDED by Alderman Broome,
THAT the By-law be read a third time and the Mayor and City
Clerk be authorized to sign same and affix thereto the Corporate
Seal.

- CARRIED.

(The By-law received three readings.)

BY-LAWS (continued)

2. By-law to levy a rate on property to raise monies required to be paid to the Greater Vancouver Regional Hospital District

MOVED by Alderman Phillips,
SECONDED by Alderman Sweeney,

THAT leave be given to introduce a By-law to levy a rate on property to raise monies required to be paid to the Greater Vancouver Regional Hospital District, and the By-law be read a first time.

- CARRIED.

MOVED by Alderman Phillips,
SECONDED by Alderman Sweeney,
THAT the By-law be read a second time.

- CARRIED.

MOVED by Alderman Phillips,
SECONDED by Alderman Sweeney,
THAT Council do resolve itself into Committee of the Whole,
to consider and report on the By-law, His Worship the Mayor in
the Chair.

- CARRIED.

MOVED by Alderman Phillips,
SECONDED by Alderman Sweeney,
THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

MOVED by Alderman Phillips,
SECONDED by Alderman Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Phillips,
SECONDED by Alderman Sweeney,
THAT the By-law be read a third time and the Mayor and City
Clerk be authorized to sign same and affix thereto the Corporate
Seal.

- CARRIED.

(The By-law received three readings.)

MOTIONS (continued)

2. Closing and Stopping up:
(portion of Elliott Street, north
of 46th Avenue)

MOVED by Alderman Rankin,
SECONDED by Alderman Bird,
THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
2. Portion of road (Elliott Street) dedicated by the deposit of plan 2484 is surplus to the City's highway requirements;
3. The owner of abutting Lot 38, Block 1, NE $\frac{1}{4}$ District Lot 336, Group 1, New Westminster District, Plan 2484 has made application to acquire the surplus portion of highway

THEREFORE be it resolved that all that portion of road dedicated by the deposit of Plan 2484 included in plan prepared by A. Burhoe, B.C.L.S. attested to on the 2nd day of March, 1970, and marginally numbered LD 1184, a print of which is hereunto annexed; be closed, stopped up and conveyed to the owner of abutting Lot 38, Block 1, North East Quarter of District Lot 336, Group 1, New Westminster District, Plan 2484; and

BE IT FURTHER RESOLVED that the said closed road be consolidated with abutting said Lot 38.

- CARRIED.

3. Allocation of Lands for
Highway Purposes:
(1238 West 8th Avenue)

MOVED by Alderman Rankin,
SECONDED by Alderman Bird,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for highway purposes, the following described lands:

1. South 10 feet of each of Lots 5 and 6, Block 333, District Lot 526, Group 1, New Westminster District, Plan 590.

(1238 West 8th Avenue)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes.

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED.

MOTIONS (continued)

**4. Allocation of Lands for Highway Purposes:
(3675 - 3695 West 10th Avenue)**

MOVED by Alderman Rankin,
SECONDED by Alderman Bird,

THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

1. the north 10 feet of amended Lot 13 (see 64109-K)
Block 55, District Lot 540, Group 1, New Westminster
District, Plan 229

(3675 - 3695 West 10th Avenue)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes.

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED.

5. Closing and Stopping up:
(lane north of 11th Avenue - West of
Main Street)

MOVED by Alderman Rankin,
SECONDED by Alderman Bird,

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
 2. A portion of lane dedicated by the deposit of Plan 1463 and the south 10 feet of Lot 5, Block 31, District Lot 302, Group 1, New Westminster District, Plan 198; are surplus to the City's highway requirements;
 3. The abutting owners have made application to acquire the surplus portions of highway;

THEREFORE be it resolved that all that portion of lane dedicated by the deposit of Plan 1463 lying to the west of the production southerly of the easterly limit of Lot "A", Block 31, District Lot 302, Group 1, New Westminster District, Plan 1463, the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated October 8, 1971, and marginally numbered LF 5843, a print of which is hereunto annexed; be closed, stopped up and title taken thereto; and

(continued)

MOTIONS (continued)

Closing and Stopping up:
(lane north of 11th Avenue - West
of Main Street) - continued

BE IT FURTHER RESOLVED that the South 10 feet of Lot 5
(Plan 198) said Block 31, be closed and stopped up; and

BE IT FURTHER RESOLVED that the said closed lanes be conveyed and subdivided with the abutting lands.

- CARRIED.

**6. Abandoned Vehicles - Motor Vehicle
Inspection Station**

MOVED by Alderman Rankin,
SECONDED by Alderman Bird,

RESOLVED that the Superintendent of Motor Vehicles for the time being, appointed pursuant to the provisions of section 119 of the "Motor Vehicle Act", is hereby authorized to cause to be removed from the site of the Motor Vehicle Inspection Station in the City of Vancouver, being Crown land, abandoned vehicles pursuant to and in accordance with section 8 of the "Highways (Scenic Improvement) Act."

- CARRIED.

7. Reorganization: Welfare Department

The following Notice of Motion was submitted at the Council meeting of April 18, 1972:

MOVED by Alderman Rankin,
SECONDED by Alderman Calder (this day),
 THAT the Board of Administration be requested to report,
in the near future, with respect to reorganization of the
Welfare Department.

(Withdrawn)

Alderman Rankin, with the permission of Council, withdrew this Motion.

8. Alternate Council Representative:
Metropolitan Board of Health of
Greater Vancouver

Notice was called on the following Motion at the Council meeting of April 18, 1972:

MOVED by Alderman Phillips,
SECONDED by Alderman Rankin,

THAT the Council appoint an alternate representative to the Metropolitan Board of Health of Greater Vancouver.

- CARRIED.

(His Worship the Mayor appointed Alderman Linnell, accordingly.)

MOTIONS (continued)

9. Development Permit:
Multiple Occupancy

The following Notice of Motion was submitted at the Council meeting of April 18, 1972:

MOVED by Alderman Bird,
SECONDED by Alderman Wilson.

THAT WHEREAS the development of multiple occupancy residential accommodation causes an increased density of population which requires an increase in the provision of amenity services in the area where such development takes place;

BE IT RESOLVED THAT the Director of Planning and the Corporation Counsel, through the Board of Administration, report on the legality, feasibility and practicability of imposing a fee upon the issuance of a development permit in order to offset the cost of providing such services.

(Referred)

MOVED by Alderman Sweeney,
SECONDED by Alderman Calder,

THAT the proposal in the Motion by Alderman Bird and Alderman Wilson, respecting Development Permit fee re Multiple Occupancy developments, be referred to the Director of Planning and Civic Development for inclusion with those urban research projects which are the subject for discussion between the Director of Planning and Civic Development and the Secretary of State for Urban Affairs.

- CARRIED.

ENQUIRIES AND OTHER MATTERS

Alderman Rankin: Civic Labour Negotiations

referred to the action of Council on April 18, 1972, regarding instructions to His Worship the Mayor re civic labour negotiations, and was answered by His Worship in respect of action taken.

Alderman Wilson:
Standing Committee on
Transportation--next
meeting

raised the question of a suitable date for the next meeting of the Standing Committee on Transportation and, after discussion, it appeared that May 4, 1972, was generally satisfactory.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Wilson -
Park and Ride Parking
Lot: P.N.E.

requested the letter from the General Manager of the P.N.E., regarding the Park and Ride lot at the P.N.E., be referred to the Standing Committee on Transportation. The Council agreed the letter be so referred.

The Council adjourned at approximately 3:30 p.m.

* * * * *

The foregoing are Minutes of the Regular Council meeting, dated April 25, 1972, adopted May 2, 1972.

Thomas Campbell
MAYOR

 -
R. M. Johnson
CITY CLERK

Board of Administration, April 21st, 1972 (WORKS) 1

WORKS AND UTILITY
MATTERS

RECOMMENDATIONS:

1. Abandoned Vehicles - Motor Vehicle Inspection Station

The Corporation Counsel reports as follows:

"As Council is aware, the Provincial Government now owns and operates the Motor Vehicle Inspection Station on Alberni Street.

From time to time, following an inspection, people will simply abandon the motor vehicles at the station. The Superintendent of Motor Vehicles advises that he can only remove them (when the station is within a municipality) pursuant to authority conferred on him by the municipality under the 'Highway (Scenic Improvement) Act'.

The Act provides that where a motor vehicle is abandoned on Crown land in a municipality a person, authorized by Council, may, if in his opinion it is so abandoned dispose of the vehicle. The Act further provides the procedure to be followed and, more important, provides that no liability will fall on the Council.

The Superintendent advises that such procedure would fall under the control of his office and not the staff of the Station, and he asks that Council enact a resolution under this Act.

As this involves no responsibility, financial or otherwise on the City, and the request will enable the Superintendent to clear the site of abandoned vehicles, I RECOMMEND that Council accede to his request and pass the appropriate resolution which will be presented to Council later this day.

Your Board RECOMMENDS that the foregoing recommendation of the Corporation Counsel be adopted.

2. British Columbia District Telegraph Co. Ltd.

The Corporation Counsel reports as follows:

"For the past eighty years the City has had agreements with the British Columbia District Telegraph Co. Ltd. wherein the City has granted to the Company the right to maintain in and over the City streets what is generally known as the District Telegraph System. Latterly, the Company has been paying to the City 1-1/4% of the gross amount received by the Company from that portion of the Company's business derived from the use of its plant in and over the City streets including all wires and cables leased from the British Columbia Telephone Company. The Company now advises that shortly it will remove its overhead plant entirely from the City streets and will remove, abandon or sell its underground plant. The present practice of the Company is to lease wires and cables from British Columbia Telephone Company and that eventually its income will be derived from the use of these leased lines.

cont'd . . .

Clause #2 Continued

There are several companies that lease lines from the British Columbia Telephone Company for the purposes of their business and the City does not receive any payment in connection therewith, nor does the City receive any payment from the British Columbia Telephone Company. Under section 398 of the Vancouver Charter, every telephone company and closed-circuit television company is required to make annual payments to the City at the rate of 1-1/4% on the revenue, being gross rental actually received from its subscribers for telephones or closed-circuit television service but this is not interpreted as including income from leased lines. The British Columbia District Telegraph Co. Ltd. is not one of those companies described in section 398 that are subject to tax on their plant in the City streets and for this reason, the City has from time to time entered into agreements with that Company to provide specifically for the payment of such tax. It would appear therefore that a study should be made to determine the advisability of taxing the income derived by the British Columbia Telephone Company from such leased lines and the appropriate legislation to effect such taxation.

The British Columbia District Telegraph Co. Ltd. has requested that the present agreement between the City and the Company which expired on December 31, 1971, be renewed for a term commencing January 1, 1972, and ending April 30, 1973, with appropriate modifications to the terms and conditions thereof in order to give the City the opportunity to obtain (if desirable) the necessary legislation to tax those companies presently deriving income from lines leased to them by the British Columbia Telephone Company. The Company also requests that if it has by April 30, 1973, removed its overhead plant entirely from the City streets and has removed, abandoned or sold its underground plant, a renewal of the agreement will not be required by the City.

It is recommended that:

- (1) a study be made to determine the advisability of taxing the income derived by the British Columbia Telephone Company from lines leased by the telephone company to its customers and the appropriate legislation to effect such taxation;
- (2) the present agreement between the City and the British Columbia District Telegraph Co. Ltd. which expired December 31, 1971, be renewed for a term commencing January 1, 1972 and ending April 30, 1973, with appropriate modifications satisfactory to the Corporation Counsel and containing a provision that the Company shall not be required to enter into a renewal of such agreement with the City if it has by April 30, 1973, removed its overhead plant entirely from the City streets and has removed, abandoned or sold its underground plant."

Your Board RECOMMENDS that the foregoing recommendations of the Corporation Counsel be adopted, and that the matter of initiating the study be referred to the Board of Administration.

CONSIDERATION:3. Downtown Bus Service - Communication From Downtown Business Association

The City Engineer reports as follows:

"In a letter dated April 7, 1972 (copies circulated to all members of Council), Mr. M.G. Thomson, President of the Downtown Business Association recommends that City Council approach the B.C. Hydro to reinstate the 'Downtowner Pass' service and take steps to eliminate abuses which were so prevalent. Failing this, they recommend that City Council through its concern over downtown congestion and public transit, arrange for a free bus service downtown on a permanent basis.

During the tourist season in 1971, the Downtown Business Association with the financial support of the City's Centennial Committee provided a Centennial free bus along Hastings and Granville Streets in the downtown area for a period of ten weeks. The City contributed \$4500 towards this Centennial free bus.

During the six weeks prior to Christmas this free bus service was again provided at a total cost of \$8500 with the City paying half of that cost, i.e. \$4250.

The B.C. Hydro has advised that to provide this bus service on a permanent basis would cost \$73,000 per year. This cost provides for three buses operating on a ten minute frequency on shopping days (10 a.m. to 4 p.m.) and for Thursday and Friday evening shopping (7 p.m. to 9 p.m.).

With respect to the downtown pass, B.C. Hydro has advised that this was intended primarily for shoppers to move around the downtown area and included a ride home if the trip home was made by 3 p.m. They advised further that they have no satisfactory means of overcoming the abuses such as collective use of such passes in West End apartments and some use for business purposes in the downtown area. When the Special Committee of Council met with Dr. Shrum on February 16, 1971, Dr. Shrum stated quite definitely that there would be no downtown pass. It was intimated that there had been very much abuse and this was the reason for discontinuing this pass.

It is drawn to Council's attention that the Greater Vancouver Regional District is currently dealing with the B.C. Hydro on the whole matter of take-over and operation of the transit system. If these matters are to be pursued further at this time it is suggested that any approach to B.C. Hydro be made at the Council level."

Your Board submits the matter to Council for CONSIDERATION.

4. Disposal of Un-Usable Items by Salvation Army & St. Vincent De Paul

The City Engineer reports as follows:

"A letter dated March 15, 1972 has been received from the Salvation Army and St. Vincent de Paul Salvage Bureau requesting that they be allowed free disposal of the un-useable items which they acquire when collecting donations of clothing, furniture and appliances from the general public. These two organizations state that each pays approximately \$50 to \$60 per month in disposal charges.

Both these organizations, as well as several others, are engaged in re-distribution of usable items and during the course of collection will no doubt have items offered to them which cannot be reused but once accepted, must be disposed of.

The underlying thought which prompted the request is presumably that since these organizations are collecting the items a saving occurs to the City. The amount of material that originates within the City of Vancouver compared to the amount obtained from surrounding communities is not known, however un-

Board of Administration, April 21st, 1972 (WORKS) 4

Clause #4 Continued

usable items are disposed of by the general public through various means, a small amount may be placed in the regular residential garbage cans but most of this type of material will be disposed of by the owner transporting it to a disposal site, paying a private trucker or the City for removal, or through other forms of commercial collection.

The City Sanitation Branch does not save any appreciable amount through the salvage efforts of re-distribution organizations and to provide free disposal would constitute an annual grant of \$600 to \$720 to each organization."

Your Board submits this matter to Council for CONSIDERATION.

(Copies of the communication from the Salvation Army and St. Vincent de Paul Salvage Bureau dated March 15, 1972, are circulated for the information of Council).

RECOMMENDATION:

5. Winter Employment Program -
Adjustment of City's Shares

The City Engineer reports as follows:

"The first report to Council on Local Initiative projects, in November, was prepared in the Engineering Department over a weekend. The work was hurried, the information from those proposing projects was sometimes less than complete, and they were not available to clarify. When the formal applications were prepared some discrepancies were uncovered. One other error, an overestimate of the City's share, occurred in a later report. One large increase was reported to Council and approved but we have delayed reporting the smaller variations to gather them into one report.

The contracts with Canada Manpower are based on the formal applications and so the corrected figures already have Senior Government Approval.

Details are given in the attached table. Funds for the City's share of the projects were advanced approvals from the 1972 Revenue Budget.

The first report to Council pointed out that "Depending on the availability of suitable people, the Provincial Contribution (B.C. Job Opportunities Program) may vary substantially from estimate." The Comptroller of Accounts advises that variations from this cause will be dealt with in the Quarterly Revenue Budget Reviews. These changes, therefore, are not reflected in this report.

I RECOMMEND that the corrected City's shares of the Local Initiative Projects, as shown on the attached table, be approved."

Your Board RECOMMENDS that the foregoing recommendation of the City Engineer be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 559

Board of Administration, April 21, 1972 (Building 1)

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Jericho Beach Property

The Corporation Counsel reports as follows:-

"The Officers' Mess (former Spencer property) described as Parcel 4 in the Agreement between the City and the Crown dated March 25, 1969, was transferred to the City on March 30, 1972.

On November 30, 1971, Council adopted a recommendation of the Board of Administration of November 26, 1971, that the City agree to accept the transfer from the Department of National Defence of Parcel 4 on April 1, 1972 and that the transfer of Parcel 3 (the parcel on which is situated the greater proportion of the buildings making up the defence complex) and the transport compound on Parcel 2, be postponed to October 1, 1972.

It is recommended that the Board of Parks and Public Recreation have the custody, care and management of Parcel 4 for public park and recreational purposes effective as of March 30, 1972. "

Your Board RECOMMENDS that the foregoing recommendation of the Corporation Counsel be approved.

FOR COUNCIL ACTION SEE PAGE(S) 559

FIRE AND TRAFFIC MATTERSRECOMMENDATION1. Policy re Parade Applications

The City Engineer reports as follows:

"At the Council meeting of November 9, 1971 Council considered the following motion:

'That WHEREAS some parades in the City of Vancouver have caused an inconvenience to the general public;

AND WHEREAS Council wishes all parades to cause a minimum of inconvenience to the general public;

BE IT RESOLVED THAT Council adopt a policy whereby all parade requests in the City of Vancouver be submitted to the Police Department and the Traffic Engineer for route approval prior to submission to Council for final approval',

and at that time resolved:

'That the foregoing motion by Alderman Sweeney and Alderman Calder be tabled pending a report from the City Engineer and Chief Constable on the procedure in dealing with parade applications'.

Subsequently, when dealing with a specific request for a parade in Chinatown on February 10, 1972 (before a report on the above resolution had been submitted) Council resolved:

'That the existing policy of Council approving parades in the central district be changed, so that such requests be left in the hands of the Board of Administration for approval; however, if such approval should not be given, the request be submitted to City Council'.

Procedure in Dealing with Parade Applications

With respect to the resolution of November 9, the Street and Traffic By-law (Section 88(4)) presently gives the Chief Constable the authority to approve parades 'subject to any directions he may impose as to time, route, or otherwise'. In determining a suitable route, etc., the Chief Constable now consults with the City Engineer when he feels this is appropriate.

However, for those parades in the central district on any day except a Sunday or public holiday, Section 88(4) of the by-law requires that the Chief Constable must first obtain the approval of Council before issuing a permit. (Under Council's resolution of February 10, this approval of Council will be delegated to the Board of Administration.)

Accordingly, it is proposed that as a matter of policy, all parade requests be submitted to the Chief Constable, who can then approve the route and time, etc., in consultation with the City Engineer if necessary. If the parade is in the central district during business hours, the approval of the Board of Administration will first be obtained, subject to the following recommended additional changes in the by-law, and if approval is denied, the request will be submitted to Council.

Additional By-Law Changes

1. As mentioned above, the Chief Constable now has the authority (under Section 88(4a)) to approve parades within the central district only if they occur on Sundays or public holidays. The existing by-law requirement that all other parades in the central district be approved by Council was intended to ensure that Council was made aware of events that might affect the efficiency of business operations downtown. It is therefore suggested that the by-law be amended so that only those parades occurring during shopping hours in the central district be referred to the Board of Administration.

Board of Administration, April 21, 1972 (FIRE - 2)

Clause No. 1 continued

2. The by-law (Section 88(3)) now requires that application to the Chief Constable for parade approval must be made at least twenty-four hours before the parade commences. This time period does not allow for the necessary meetings with Police, Engineering and Transit officials, preparation of a report if necessary, arrangements for deposits for traffic signing and barricades if necessary, and the finalizing of details by the applicant following approval. Our assessment of the time required for these arrangements indicates that a more appropriate minimum lead time for applications would be two weeks (thus allowing ten working days).
3. Section 88(3) of the by-law also requires that parade applicants pay for the cost of placing barriers and ropes, if in the Chief Constable's opinion these are necessary. Some parades require more, or different, traffic control devices than barriers and ropes, and we feel the by-law should be amended to include these.

This report has been discussed with the Chief Constable, who concurs with these recommendations.

Accordingly, it is RECOMMENDED that the Street and Traffic By-law be amended to:

1. Authorize the Chief Constable to approve any parade in the central district, provided that it is not during normal shopping hours.
2. Require all applications for parades to be made to the Chief Constable not less than two weeks prior to the commencement of the parade.
3. Change the phrase in Section 88(3) from 'barriers and ropes' to 'traffic control devices'.

It is further RECOMMENDED that the Corporation Counsel be instructed to prepare and present the necessary amendments to the Street and Traffic By-law. (It is noted that the Corporation Counsel has already been instructed by Council to amend the Street and Traffic By-law to authorize the Board of Administration to approve parades in the central district.)"

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.

(Copies of a By-law to amend By-law No. 2849, being the Street & Traffic By-law are circulated for the information of Council.)

FOR COUNCIL ACTION SEE PAGE(S) 560

Board of Administration, April 21, 1972 (FINANCE - 1)

FINANCE MATTERS

INFORMATION

1. North Fraser Harbour Commissioners - 1971 Audited Statements

The Director of Finance reports as follows:

"The audited statements of the North Fraser Harbour Commissioners for the year ended December 31st, 1971, have been received and copies are circulated for the information of Council.

The operating surplus for the year 1971 is reported as \$90,769, which along with 1971 investment earnings of \$21,427, has been added to the Reserve for Future Harbour Development.

This Reserve amounted to \$323,316 at December 31, 1971, arrived at as follows:

| | |
|---|------------------|
| Balance forward January 1, 1971 | \$211,120 |
| Add: Investment earnings 1971 | 21,427 |
| | <u>232,547</u> |
| Add: Surplus from 1971 operations | 90,769 |
| Balance of Reserve at December 31, 1971 | <u>\$323,316</u> |

The Reserve for Ice Breaking and Emergencies was established several years ago at \$150,000 and remains at that amount as at December 31, 1971.

Section 16 of the Fraser Harbour Commissioners' Act provides that any surplus profits shall be divided equally amongst the Municipalities of Richmond, Burnaby and the City of Vancouver.

However, as has been reported to Council annually, the earnings have been retained by the North Fraser Harbour Commissioners each year, and the balance of the earnings remaining unexpended at December 31st, 1971 is represented by the Reserve for Ice Breaking and emergencies \$150,000 and the Reserve for Harbour Development \$323,316 as noted above.

The previous report to Council stated in part

'Last year there were some suggestions that the National Harbours Board would be eliminated as such, along with other Harbour Boards and Commissions, and that local Harbour Authorities would be established. In the event that this happens, it may be that the North Fraser Harbour Commissioners will cease to exist. Under the circumstances, Council may wish to advise the North Fraser Harbour Commissioners that they expect any surpluses on hand at the time they are replaced by some other Authority to be distributed to the three municipalities, as provided for in the Act.'

Moved THAT the North Fraser Harbour Commissioners be advised the Vancouver City Council expects any surpluses on hand at the time that body is replaced by some other authority, to be distributed to the three municipalities as provided for in the North Fraser Harbour Commissioners' Act. - Carried.'

Council is advised that there have been no legislative changes affecting either the National Harbours Board or the North Fraser Harbour Commissioners. During 1971 the Vancouver Port Authority came into being as an organizational change within the existing legislation respecting the National Harbours Board, and this does not appear to have changed the status of the North Fraser Harbour Commissioners which comes under its own Federal Act."

Your Board submits the above report of the Director of Finance for the INFORMATION of Council.

Board of Administration, April 21, 1972 (FINANCE - 2)

2. Effect of the 10% Assessment Increase Restriction on the Assessment Roll for School Purposes - 1972

Your Board has received the following report from the Director of Finance and the Assessment Commissioner:

"As the result of City Council's request of March 16, 1971 a report was submitted to Council under date of May 3, 1971 as to the effect of the 10% limitation imposed on school assessments by Section 37A of the Assessment Equalization Act. The following information gives the effect of the legislation on 1972 assessed values.

IT SHOULD BE REMEMBERED THAT WITHIN THE CITY OF VANCOUVER THE ASSESSMENT LIMITATION DOES NOT APPLY TO THE ASSESSED VALUES USED FOR GENERAL MUNICIPAL PURPOSES.

The general purposes values for 1972 are entered in the Assessment Roll at 100% of actual value. The school assessments are at 44% of actual value, subject to the 10% individual limitation over the 1971 value which is imposed by the Assessment Equalization Act. (This means that some school values are at 44% of actual value and that some are at varying percentages less than 44%).

The effect of the 10% limitation on assessment increases for individual properties affects the equity of the School Roll as between individual properties. The property owner whose property rises in value by more than 10%, for instance through zoning changes, or any other market influence, is in an advantageous position with regard to the amount of school taxes he will pay, compared to any property owner whose property rose in value by less than 10%.

Properties with the largest assessment reductions:

The following two tables provide information as to the largest individual reductions by dollar value of assessment reduction through the application of the 10% limitation.

Table 1 - Land Only
15 largest individual land assessment decreases
on a dollar basis - resulting from application of
the 10% increase limitation.

| Use | Original School Land Assessment | School Assessment After the 10% Limit. (1971 + 10%) | Amount of Reduction | % Decrease |
|----------------|---------------------------------|--|---------------------|------------|
| 1. Vacant | 551,992 | 275,022 | 276,970 | 50.1 |
| 2. Vacant | 1,168,072 | 1,007,834 | 160,238 | 13.7 |
| 3. Commercial | 1,440,491 | 1,320,999 | 119,492 | 8.2 |
| 4. Commercial | 152,169 | 56,562 | 95,607 | 62.8 |
| 5. Commercial | 152,169 | 56,562 | 95,607 | 62.8 |
| 6. Commercial | 101,446 | 37,705 | 63,741 | 62.8 |
| 7. Commercial | 92,594 | 32,985 | 59,609 | 64.3 |
| 8. Commercial | 152,169 | 101,253 | 50,916 | 33.4 |
| 9. Commercial | 989,102 | 341,157 | 47,945 | 4.8 |
| 10. Apartment | 87,015 | 40,216 | 46,799 | 53.7 |
| 11. Commercial | 68,734 | 23,181 | 45,553 | 66.2 |
| 12. Commercial | 241,520 | 198,686 | 42,834 | 17.7 |
| 13. Commercial | 807,498 | 765,004 | 42,494 | 5.2 |
| 14. Vacant | 173,646 | 136,337 | 37,309 | 21.4 |
| 15. Commercial | 242,827 | 205,866 | 36,961 | 15.2 |

Cont'd...

Board of Administration, April 21, 1972. (FINANCE - 3)

CLAUSE NO. 2 (continued)

Table 2 - Improvements Only

15 largest individual improvement assessment decreases on a dollar basis - resulting from application of the 10% increase limitation.

| Use | Original School Improvement Assessment | School Assessment After the 10% Limit. (1971 + 10%) | Amount of Reduction | % Decrease |
|----------------|--|---|---------------------|------------|
| 1. Commercial | 88,000 | 42,075 | 45,925 | 52.1 |
| 2. Industrial | 72,776 | 39,600 | 33,176 | 45.5 |
| 3. Industrial | 35,200 | 16,929 | 18,271 | 51.9 |
| 4. Commercial | 67,980 | 50,985 | 16,995 | 25.0 |
| 5. Industrial | 39,160 | 24,304 | 14,856 | 37.9 |
| 6. Industrial | 40,480 | 25,875 | 14,605 | 36.0 |
| 7. Commercial | 52,800 | 39,600 | 13,200 | 25.0 |
| 8. Commercial | 128,700 | 115,830 | 12,870 | 10.0 |
| 9. Commercial | 56,364 | 43,857 | 12,507 | 22.1 |
| 10. Commercial | 195,272 | 183,075 | 12,197 | 6.2 |
| 11. Industrial | 39,908 | 28,682 | 11,226 | 28.1 |
| 12. Commercial | 81,840 | 70,785 | 11,055 | 13.5 |
| 13. Commercial | 22,000 | 11,286 | 10,714 | 48.7 |
| 14. Apartment | 277,200 | 267,016 | 10,184 | 3.6 |
| 15. Commercial | 44,000 | 34,650 | 9,350 | 21.2 |

It is not surprising that individual commercial, industrial and apartment properties received the largest assessment reductions measured in dollars, as they are, on the average, much larger properties than the average residential. However, it might well be considered that the true measure of benefit should be the percentage reduction in assessment, as this determines the degree of tax saving. Therefore, the following two tables list the individual properties with the highest percentage reduction in school assessments resulting from the application of the 10% increase limitation.

Table 3 - Land Only

Largest individual land assessment decreases on a percentage basis - resulting from application of the 10% increase limitation.

| Use | Original School Land Assessment | Amount of Decrease due to 10% limitation | % Decrease | Comments as to whether the 1972 assessment was increased |
|-----------------|---------------------------------|--|------------|---|
| 1. Commercial | 68,734 | 45,553 | 66.2 | Rezoned from RSI to |
| 2. Commercial | 92,594 | 59,609 | 64.3 | Rezoned from RSI to |
| 3. Commercial | 101,446 | 63,741 | 62.8 | Increased on basis |
| 4. Commercial | 152,169 | 95,607 | 62.8 | of |
| 5. Commercial | 152,169 | 95,607 | 62.8 | market evidence |
| 6. Residential | 13,571 | 8,428 | 62.1 | former special |
| 7. Residential | 13,571 | 8,428 | 62.1 | assessment. |
| 8. Conversion | 13,571 | 8,428 | 62.1 | (residential use in higher zoning). |
| 9. Residential | 9,610 | 5,493 | 57.1 | Rezoned from RSI to |
| 10. Residential | 8,646 | 4,722 | 54.6 | Rezoned from RSI to |
| 11. Apartment | 87,015 | 46,799 | 53.7 | Rezoned from RSI to |
| 12. Commercial | 18,937 | 10,053 | 53.0 | Market increase |
| 13. Vacant | 551,992 | 276,970 | 50.1 | Rezoned from RSI to |
| 14. Industrial | 35,840 | 17,694 | 49.3 | Market increase |
| 15. Conversion | 10,429 | 5,012 | 48.0 | Former special assessment (residential use in higher zoning). |

Cont'd..

Board of Administration, April 21, 1972 (FINANCE - 4)

CLAUSE NO. 2 (continued)

Table 4 - Improvements Only
Largest individual improvement assessment decreases on
percentage basis - resulting from application of the
10% increase limitation.

| Use | Original School Impt. Assessment | Amount of Decrease due to 10% Limitation | % Decrease | Comments as to why the 1972 assessment was increased |
|------------------|-------------------------------------|--|---------------|--|
| 1. Residential | 1,464 | 991 | 67.6 | The properties in this |
| 2. Residential | 1,507 | 992 | 65.8 | table had their assess |
| 3. Residential | 1,466 | 962 | 65.6 | ments significantly in |
| 4. Residential | 1,509 | 959 | 63.5 | creased for 1972 on th |
| 5. Residential | 1,698 | 1,062 | 62.5 | basis of new market |
| 6. Conversion | 3,985 | 2,444 | 61.3 | evidence as to value |
| 7. Residential | 2,892 | 1,759 | 60.8 | |
| 8. Commercial | 1,515 | 912 | 60.1 | |
| 9. Residential | 1,799 | 1,029 | 57.1 | |
| 10. Conversion | 4,078 | 2,317 | 56.8 | |
| 11. Commercial | 5,280 | 2,967 | 56.1 | |
| 12. Conversion | 4,974 | 2,746 | 55.2 | |
| 13. Resdl./Comm. | 3,762 | 2,040 | 54.2 | |
| 14. Duplex | 3,633 | 1,927 | 53.0 | |
| 15. Residential | 1,998 | 1,052 | 52.6 | |

Effect of the 10% Increase Limitation by
Categories of Property

The above tables only indicate the few properties that derived the maximum benefit from the application of the 10% increase limitation. The true test of the overall effect, and even this analysis contains a defect noted below, is whether the application of the limitation caused a shift in the incidence of taxation as between categories of property. This is analyzed in the following table, which shows the percentage of school taxes levied on each category (by use), before and after the application of the 10% increase limitation.

The one defect is caused by the fact that our assessment records are coded by present use of the property (for analytical purposes) rather than by present zoning. Therefore, property that has been rezoned in 1971, for example, from single family residential to commercial, but still has the single family residence sitting on it, appears in the analysis as a single family residence. However, as soon as the zoning changed, the land assessment would have been immediately increased. The 10% limitation factor would then have reduced the land assessment, giving the impression in the analysis that the single family residential category benefitted when in fact the benefit will shift to the commercial category as soon as the house is torn down and the property developed for commercial use. It is theoretically possible for us to adjust the analysis for these effects but it would involve a very large amount of work and in any event the shift from, for example, residential use to commercial use, will take place in future years' analyses as the properties are developed to their zoning. It is probably reasonable to state that these analyses by use are a year or two behind the zoning changes that take place.

Cont'd...

Board of Administration, April 21, 1972 (FINANCE - 5)

CLAUSE NO. 2 (continued)

Table 5
(By Category Total - Subject to the Defect Noted Above)

All Parcels of Property in the City Classified by Present Use - Showing the Percentage Distribution of School Tax Load Before and After Application of the 10% Increase Limitation

| Category of Property by Present Use | Percent of School Taxes Category Would Have Paid be- fore the 10% In- crease Limitation | Percent of School Taxes Category Will Pay as Result of 10% Increase Limitation | Net Increase or Decrease (-) in Perce- age Share of the 1972 School Tax Levy |
|---|---|---|---|
| Vacant | 1.5358 | 1.476 | Tax decreased .0598 - |
| Residential - | | | |
| - Single Family | 43.4076 | 43.6497 | increased .2421 + |
| - Duplex | 2.5815 | 2.5636 | decreased .0179 - |
| - Conversions | 2.2820 | 2.2318 | decreased .0502 - |
| - Combined with Comm. | 1.5886 | 1.5751 | decreased .0135 - |
| - Miscellaneous | .0666 | .0658 | decreased .0008 - |
| Apartments | 14.0150 | 14.0790 | Increased .0064 + |
| Commercial | 22.7166 | 22.5282 | decreased .1884 - |
| Industrial | 11.1143 | 11.1380 | increased .0237 + |
| B.C. Hydro | .6920 | .6928 | increased .0008 + |
| TOTAL | 100.0000 | 100.0000 | |

This table deals with land and improvements only and excludes the machinery which is taxable for school purposes. While machinery assessed values are subject in law to the 10% increase limitation, no machinery assessments went up more than 10% and they were therefore not affected by the adjustment.

Comments with Respect to the Tables

1. The primary matter of concern, particularly illustrated by tables 1 to 4, is the inequities that develop between individual properties. Where one single family residence has a proper increase in assessment in excess of 10% it is going to benefit from the roll back, as compared to any other single family residence that had an assessment increase of less than 10%. This creates taxation inequities within a particular category of property. Tables 1 to 4 provide an example of the variance in reductions that result from the application of the 10% limitation with particular notice being taken of the variation in percentage reduction.

The same concept applies to properties not in the same category. Table 1 shows that the largest dollar reduction in land was received by a large vacant property the amount being \$276,970, which is a 50.1% reduction from the original school assessment. It therefore receives an inequitable benefit compared not only to other vacant properties that received either a lesser reduction, or no reduction, but also compared to all residential or commercial properties that received a less reduction or no reduction.

2. Table 3, which deals with the largest percentage reduction in land, shows the benefit derived by properties which are the subject of rezoning to higher use. Commercial and Industrial properties which have received assessment increases because the market indicates this increase, also receive a large benefit from the 10% legislation.
3. Table 5 shows the shift in the incidence of school taxation by category. The table shows a Residential Single Family increase of .2421 and a reference to the 1971 comparative table shows this figure to be .0611. The commercial decrease for 1972 is .1884 and this compares to the 1971 decrease of .0713. These figures indicate the fact that the shift in incidence of taxation has become more noticeable after two years' experience with the restrictive legislation, as we expected in last year's report."

Your Board submits the foregoing report for Council's INFORMATION.

Board of Administration, April 21, 1972 (FINANCE - 6)

CONSIDERATION

3. Delta Symphony Society - Grant

The City Clerk reports as follows:

"A letter has been received from the Delta Symphony Society requesting a grant in lieu of rental of the Queen Elizabeth Playhouse for an evening concert on June 4th, 1972. The amount involved is \$225.

The orchestra was formed to help reduce the overcrowded conditions in the Vancouver Youth Orchestra, where many players were put on a waiting list. Of the 45 players in the orchestra, 19 of them are from the City of Vancouver.

Your Board notes that similar requests have been dealt with in the past as follows:

| | | |
|-------------|---|--|
| Nov. 23/71 | National Council Metropolitan Opera - Western Canada Auditions | - rental approved |
| March 28/72 | Kiwanis Music Festival | - $\frac{1}{2}$ of one day's rental approved" |

Your Board submits the foregoing for the CONSIDERATION of Council.

(Copies of the letter are circulated to members of Council)

RECOMMENDATION

4. New Position in the Civic Development Division
Department of Planning and Civic Development

The Director of Planning and Civic Development reports as follows:

"The basic reorganization of the Planning Department was approved by City Council early in 1971, with the reallocation of responsibilities among the four divisions and the addition of some new duties and responsibilities for the Civic Development Division.

One of the major parts of the Civic Development Division work load is the False Creek project and to date, work in False Creek has been done by the Advance Planning and Research Division as far as overall policy is concerned and by the Consultants, working under the supervision of the Assistant Director, Civic Development as far as detailed proposals for development of the City land is concerned. The work of the Advance Planning and Research Division and the Consultants is now coming to an end and it will be necessary for the Civic Development Division to carry the work forward.

As a result of the work which has been done since the presentation of the Consultants' Report No. 3 in December, 1971, it has become apparent that another fairly senior position will be needed in the Department of Planning and Civic Development specifically for the False Creek development. The individual

Cont'd....

595

Board of Administration, April 21, 1972 (FINANCE - 7)

CLAUSE NO. 4 (continued)

filling this position should not be a Planner but should be someone who has experience in the development business and has the ability to carry forward the work done by the Advance Planning and Research Division and the Consultants into actual development on the ground.

This type of work is not adequately covered by any of the existing class specifications. Accordingly, it is RECOMMENDED that a new position of "Development Officer" be established in the Civic Development Division of the Department of Planning and Civic Development with the specification and salary to be approved by the Board of Administration."

Your Board RECOMMENDS that the report of the Director of Planning and Civic Development be approved.

CONSIDERATIONS

5. Canadian Seed Trade Association - Civic Luncheon

The City Clerk reports as follows:

"A letter has been received from the Canadian Seed Trade Association advising that it is holding its Annual Convention in Vancouver, June 4 - 6, 1972. This is the first occasion in the history of the Association that this annual meeting will take place in Vancouver.

Two hundred and fifty (250) delegates are expected to be in attendance, which includes visitors from other parts of the world and the Association is asking that the City participate in this Convention by sponsoring the banquet on the final evening at an estimated cost of \$1,200.

Your Board notes that Council has dealt with similar requests in the past as follows:

| | | |
|------------|--|---------------------|
| Jan. 25/71 | Royal Astronomical Assoc. - Civic Luncheon | No action taken |
| Apr. 25/71 | Canadian Library Assoc. - Civic Luncheon | No action taken |
| March 3/72 | Canadian College of Teachers - Civic Luncheon | No action taken" |

Your Board submits the foregoing for the CONSIDERATION of Council.

6. Community Music School - Appeal re Grant Request

The City Clerk reports as follows:

"During consideration of the annual grant requests, the Finance Committee noted a request for \$11,000 from the Community Music School. The Joint Technical Committee recommended a grant of \$5,200, but at the Council meeting of March 28th, 1972, the grant did not obtain the necessary eight (8) affirmative votes and therefore no grant was given.

The School has submitted a letter asking to appear before Council to appeal the aforementioned decision."

Your Board submits the foregoing for the CONSIDERATION of Council.

DELEGATION REQUEST - Community Music School

Board of Administration, April 21, 1972 (FINANCE - 8)

7. B. C. Inter-Project Housing Council - Grant

The City Clerk reports as follows:

"A letter dated April 7th, 1972 has been received from the B. C. Inter-Project Housing Council requesting a grant for summer tours for tenants of public housing.

The Organization has submitted its proposal to the Secretary of State, Department of Citizenship, Travel Exchange Program, requesting assistance to help defray a total budget of \$46,984. The tour has been arranged for July and August and the adult tour covers such places as Edmonton, Saskatoon, Winnipeg, Regina, etc. The children's tour will take place in the aforementioned cities together with Toronto, Ottawa, Halifax, Montreal, etc.

The Organization is requesting a grant of \$4,000 from the City of Vancouver towards these tours.

The Corporation Counsel has advised that if Council sees fit to approve a grant, it can be achieved under Section 206 (j) of the City Charter, which reads in part, 'the Council may, by resolution passed by not less than 2/3's of all its members, provide for the making of money grants to any organization deemed by the Council to be contributing to the culture, beautification, health or welfare of the City.'

The Organization wishes to appear before Council as a delegation in support of its request."

Your Board submits the foregoing report for the CONSIDERATION of Council.

DELEGATION REQUEST - B. C. Inter-Project Housing Council

FOR COUNCIL ACTION SEE PAGE(S) 560-561

BOARD OF ADMINISTRATIONPROPERTY MATTERSRECOMMENDATIONSAPRIL 21, 19721. Lease Renewal, 111 Alexander Street

The Supervisor of Property & Insurance reports as follows:

"By Resolution of Council dated July 21st 1970, Lots East Half 23, 24 and 25 except Right-of-Way, Block 1, D.L. 181/196 and improvements, consisting of a small cafe, were leased for a three-year period, subject to a 6-month cancellation clause, and a yearly review of the rental. During negotiations for the second yearly review, the tenant has requested a 5-year lease. The Director of Planning concurs with the request, and it is proposed that the current lease be surrendered and a new lease entered into for a term of five years. The new lease is to commence May 1st, 1972 at an increased rental of \$93.00 per month, plus all taxes, as if levied, subject to a rental review in 2½ years.

RECOMMENDED that the City accept the surrender of the current lease, and a new lease entered into on the property described as E. ½ Lot 23, 24 and 25, Block 1, D.L. 196, known as 111 Alexander Street. The new lease is to be in the name of Mr. R.C. Foot, carrying on business under the name of Rucketts Grill, for a five-year period, commencing May 1st 1972, subject to the following conditions:

- (a) a rental increase to \$93.00 per month, plus all taxes as if levied;
- (b) a rental review 2½ years from the commencement date, May 1st, 1972;
- (c) 6 months cancellation clause;
- (d) the agreement being satisfactory to Corporation Counsel and the Supervisor of Property & Insurance."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Rental Review - Situated West of Station St., Central to Industrial Street

The Supervisor of Property and Insurance reports as follows:

"By Resolution of Council, dated September 19th, 1955, Lots 29-40, Block A2, D.L. 200A & 2037, Situated West of Station St., Central St. to Industrial St., were leased to Johnston Terminals Limited for a 21-year term as of August 25th, 1955, subject to review at 5-year intervals from April 15th, 1957.

(continued)

598

Board of Administration, April 21, 1972 . . . (PROPERTY MATTERS - 2)

Clause No. 2 (Continued)

The rental has been reviewed in accordance with the terms of the lease, and the Supervisor of Property and Insurance recommends that the rental be increased from \$1,085.00 per month plus taxes to \$1,500.00 per month, plus taxes as of April 15th, 1972.

RECOMMENDED that effective April 15th, 1972, the foregoing rental increase to \$1,500.00 per month, plus all taxes, be adopted for the remaining lease term.

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Expropriation for "Public Open Space"
901 - 905 Howe Street and
818 - 850 Smithe Street

The Supervisor of Property and Insurance reports as follows:-

"City Council on March 14th, 1972 approved the Board of Administration recommendation that Lot 38, Block 71, D.L.541, be expropriated. This is the last remaining privately-owned parcel in Block 71, the balance of which was acquired in 1970 as a possible exchange site for a Downtown Public Open Space.

Discussions with the owner's solicitor regarding the question of compensation indicate that there is a wide gap between the owner's and the City's opinion of value.

The figure of \$126,000.00 is considered to be fair and reasonable compensation for the property and is supported by independent valuations. Upon reviewing this matter with the City Solicitor, he has recommended this figure be confirmed as the City's offer.

RECOMMENDED that,

- (a) The offer of \$126,000.00 made to the owner by the City Solicitor on behalf of the City of Vancouver be confirmed as representing due compensation for the property to be acquired.
- (b) Mr. C.E. Morris be appointed as the City's nominee to the Board of Arbitration to determine the amount payable by reason of the expropriation on March 14th, 1972."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

* * * FOR COUNCIL ACTION SEE PAGE(S) 561

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL ON
HEALTH AND WELFAREAPRIL 20, 1972

A meeting of the Standing Committee of Council on Health and Welfare was held in the No.1 Committee Room, City Hall, on Thursday April 20, 1972 at approximately 10.00 a.m.

PRESENT: Alderman Linnell (Chairman)
Aldermen Bird, Broome, Calder, Hardwick, Phillips,
Rankin and Wilson

ABSENT: His Worship the Mayor
Alderman Adams (On Civic Business)
Alderman Sweeney (On Civic Business)

CLERK: D. Scott

Adoption of Minutes

The Minutes of the meeting held January 20, 1972, were adopted.

PART I

The following recommendations of the Committee are submitted to Council.

RECOMMENDATIONS:1. New Social Allowance Rates

The Committee had before it a report of the Board of Administration dated April 14, 1972 respecting the New Social Allowance Rates as set out by the Provincial Government, effective April 1, 1972.

The Director of Welfare and Rehabilitation reviewed the new schedule for the information of the Committee, giving examples of the old rate, new rate of the Provincial Government and the rate that was proposed by the City of Vancouver when meeting with the Honourable Mr. Gaglardi on February 7, 1972. The Director advised that the problem of overages is not resolved by the new schedule, as detailed investigation and paper work would still take a great deal of staff time.

The Committee discussed the matter at length and motions were presented. However the Committee agreed to defer further consideration of this matter until later in the day when the Chairman would present a motion which would embody the pertinent parts of the several motions.

2. Personal Identification Cards for Welfare Recipients

The Chairman advised that a communication dated April 20, 1972 had been handed to the Committee from the Welfare Rights Organization wherein it was requested that this Committee hold their decision on the question of identification cards for welfare recipients until the Organization had an opportunity to present its views.

RECOMMENDED that the communication from the Welfare Rights Organization be referred to the Director of Welfare and Rehabilitation for report, and that the Organization be given the opportunity of appearing before the Committee when the report comes forward.

๖๐๐

PART II

The following matter is submitted for the information of Council.

INFORMATION

3. Status of Outstanding Reports

The Chairman submitted the following report which set out the status of various matters that were outstanding to the Committee.

- | | | | |
|----|--|---------------|---|
| 1. | Recreational Policies: Park Board | February 1/72 | Director of SP/CD advises the report will be ready for next meet- ing of the Committee. |
| 2. | Local Initiative Project 51234 - Relocation Service | Dec. 7/71 | Progress report submitted to Council March 28/72 - final report expected mid May. |
| 3. | Skid Road Housing Conditions | Dec. 7/71 | Reports to come from various officials on the several recommendations. Planning Dept. advises their report will not come for a while due to other priorities. |
| 4. | Local Area Information Centres | Feb. 1/72 | Awaiting report from Director SP/CD and from Administrative Analyst on the Local Area Office in the West End. |
| 5. | Bill 49, Amendment to Social Assistance Act | March 21/72 | Report will be forwarded to the Committee when the regulations are known. |
| 6. | Provincial Boards of Review | Dec. 7/71 | Director of Welfare & Rehab. advises two appeal cases have not been considered yet. However he may submit an interim report to the Committee. |

RESOLVED that the report of the Chairman dated April 18, 1972, respecting Outstanding Reports be received.

The Committee recessed at approximately 10:50 a.m., to reconvene at 2:00 p.m. in the No.2 Committee Room.

— — — — —

Continued.....

The Committee reconvened at 2:00 p.m. in the No.2 Committee Room with the following members present: Alderman Linnell, (Chairman); Aldermen: Bird, Broome, Calder, Hardwick and Rankin.

RECOMMENDATIONS: (Continued)

1. New Social Allowance Rates (Continued)

Further to instructions made earlier in the day, the Chairman submitted the following motion for consideration, which incorporates the various actions proposed during the morning session:

THAT WHEREAS, the City of Vancouver has not only the largest number of Welfare recipients and the highest cost in certain factors such as housing and transportation, and

WHEREAS, the new rates are not related to any kind of analysis of minimal cost of living in Vancouver, and

WHEREAS, the present schedule does not take into account the high staff utilization in determining eligibility for overages, and

WHEREAS, the Province could adopt the City of Vancouver's proposed schedule without appreciable increased cost, and

WHEREAS, a schedule recognizing these differences was submitted to the Honourable Mr. Gaglardi on February 7, 1972,

THEREFORE BE IT RESOLVED that the Vancouver City Council requests a meeting with the Prime Minister and the Executive Council of the Provincial Government to discuss the implications of the new schedule on the City of Vancouver before the regulations are finalized.

RECOMMENDED that the foregoing motion be approved by Council.

FURTHER RECOMMENDED that the report of the Board of Administration dated April 14, 1972 be received for information.

The meeting adjourned at approximately 2:05 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 570